

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Union County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$24,392,705**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|------------------|------------------------------|---------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | | PJs in State: 27 | | | |
| % of Funds Committed | 89.98 % | 91.60 % | 20 | 92.07 % | 31 | 33 | |
| % of Funds Disbursed | 82.85 % | 82.33 % | 17 | 84.14 % | 33 | 35 | |
| Leveraging Ratio for Rental Activities | 4.39 | 5.08 | 1 | 4.79 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 73.77 % | 82.23 % | 24 | 81.45 % | 16 | 15 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 50.17 % | 64.03 % | 21 | 69.74 % | 17 | 18 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 87.21 % | 83.30 % | 12 | 80.97 % | 64 | 60 | |
| % of 0-30% AMI Renters to All Renters*** | 49.32 % | 44.72 % | 13 | 45.50 % | 57 | 55 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 96.38 % | 1 | 95.55 % | 100 | 100 | |
| Overall Ranking: | | | In State: | 17 / 27 | Nationally: | 33 39 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$26,684 | \$27,807 | | \$26,831 | 438 Units | 84.20 % | |
| Homebuyer Unit | \$16,324 | \$17,000 | | \$15,029 | 68 Units | 13.10 % | |
| Homeowner-Rehab Unit | \$19,230 | \$15,689 | | \$20,806 | 14 Units | 2.70 % | |
| TBRA Unit | \$0 | \$8,241 | | \$3,228 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Union County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$132,887 | \$93,570 | \$19,231 |
| State:* | \$107,990 | \$96,653 | \$17,374 |
| National:** | \$96,090 | \$75,663 | \$23,585 |

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.15

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|----------|-------------|-------------|--------|--|----------|------------------|-------------|--------|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 43.2 | 4.4 | 50.0 | 0.0 | Single/Non-Elderly: | 10.5 | 36.8 | 42.9 | 0.0 |
| Black/African American: | 33.6 | 79.4 | 35.7 | 0.0 | Elderly: | 67.1 | 2.9 | 28.6 | 0.0 |
| Asian: | 1.8 | 1.5 | 7.1 | 0.0 | Related/Single Parent: | 10.7 | 42.6 | 7.1 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Two Parent: | 4.1 | 16.2 | 21.4 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | Other: | 3.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.2 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.2 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 17.4 | 14.7 | 7.1 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 67.4 | 10.3 | 14.3 | 0.0 | Section 8: | 17.4 | 1.5 [#] | | |
| 2 Persons: | 14.6 | 32.4 | 57.1 | 0.0 | HOME TBRA: | 2.7 | | | |
| 3 Persons: | 7.5 | 33.8 | 0.0 | 0.0 | Other: | 21.9 | | | |
| 4 Persons: | 6.4 | 14.7 | 21.4 | 0.0 | No Assistance: | 55.5 | | | |
| 5 Persons: | 3.0 | 4.4 | 0.0 | 0.0 | | | | | |
| 6 Persons: | 0.7 | 4.4 | 0.0 | 0.0 | | | | | |
| 7 Persons: | 0.2 | 0.0 | 7.1 | 0.0 | | | | | |
| 8 or more Persons: | 0.2 | 0.0 | 0.0 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | | 194 |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Union County Consortium

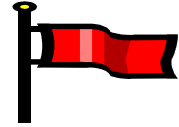
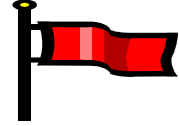
State: NJ

Group Rank: 33
 (Percentile)

State Rank: 17 / 27 PJs

Overall Rank: 39
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 75.25% | 73.77 |  |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 50.43% | 50.17 |  |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 87.21 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 91.30% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.340 | 2.9 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)